

22.3328/01/2010
C129(Part 1)**HO1642: EARLY TWENTIETH CENTURY RESIDENTIAL HERITAGE AREA**

This policy applies to all land included in the Early Twentieth Century Residential Heritage Area.

Policy Basis

This Heritage Area is a well preserved example of early twentieth century residential, suburban development dating from the 1890s to the 1930s. It is dominated by Californian Bungalow and Edwardian timber villas which provide typical examples of these styles and the transition phase between the two. The area contains a high proportion of substantially intact original buildings and is significant for the cohesion and integrity of the streetscape. Houses are typically modestly proportioned, detached, single-storey and timber with decorative timber fretwork and gable infill. The street widths and allotment size vary considerably but generally include garden settings, nature strips, street planting and footpaths.

There are distinctive pockets of intimately scaled streets with minimal street setbacks and a distinct absence of any streetscape features such as a nature strip and street planting, particularly in Winter, Summer and Thorne Streets.

Objectives

- To retain the cohesion of the streetscape qualities including garden settings, nature strips, street planting and footpaths.
- To retain the high proportion of well preserved, early twentieth century residential development, including timber Californian Bungalow and Edwardian houses, and buildings showing the transitional phase between the two.
- To retain the distinctive pockets of intimately scaled streets with minimal street setbacks and a lack of nature strips and street planting, including Winter, Summer and Thorne Streets.
- To retain the uniformity of scale of the area including single storey height, building separation to streets of varying widths with varying subdivision patterns.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - Detached, single storey, double fronted buildings.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves and verandah's (some recessed).
 - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Timber ornamental detailing designed in a contemporary manner.

- Pressed evenly coloured red or clinker brick.
- Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Non-zincalume corrugated sheet metal roofing.
- Encourage the allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights that are single storey and that incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986)

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993)

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991)

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995)

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997)